

**PB# 00-13**

**McPartland  
(Sub.)**

**52-1-27**

MC PARTLAND SUB. - TOLEMAN RD  
2 LOTS - RESIDENTIAL (STEDGE)

00-13

Approved 02-20-01

00-13

Map Number 36-01  
Section 52 Block 1 Lot 27  
City 1 Town 1 Village 1 New Windsor

Title: McPartland, Barbara A.

Dated: 10-12-00 Rev. 3-7-01  
Filed 3-7-01

Approved by James Bresman  
on 2-20-01

Record Owner Barbara A. McPartland

DONNA L. BENSON  
Orange County Clerk

(3 Sheets)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/06/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES  
PERFORMANCE BND

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/11/2000	PERF. GUARANTY FOR CULVER	CHG	500.00		
12/11/2000	REC. CK. #1108	PAID		500.00	
		TOTAL:	500.00	500.00	0.00

*Please issue a check in the  
amount of \$500.00 to return bond  
posted for work on culvert at Toleman  
Road site (345 Toleman Rd.) (See Attached)*

*Barbara McPartland  
8 Meadowlark Place  
Saddle River, N.J. 07458*

*6/6/01  
L.R.*





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (914) 564-6660  
Fax: (914) 563-4693

## Superintendent of Highways

Henry Kroll

TO: Richard McGoe, Engineer for the Town

FROM: Henry Kroll, Superintendent of Highways *HK*

DATE: June 5, 2001

SUBJECT: Bond Return

BOND DATE:

BOND HOLDER: Mr. McParland  
8 Meadowlark Place  
Saddle River, N.J. 07458

BOND ADDRESS: 345 Toleman Road

PERMIT NUMBER:

The requirements for at the above mentioned address is completed and is in conformance with the Highway Department requirements. At this time, the bond can be returned.

If any additional information is necessary, please do not hesitate to contact me.

HK/mvz

Cc: L. Reis, Comptroller  
file

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/21/2001

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
02/20/2001	PLANS STAMPED	APPROVED
10/11/2000	P.B. APPEARANCE . SUBMIT COST ESTIMATE FOR PRIVATE IMPROVEMENTS	ND: APPR COND
08/23/2000	P.B. APPEARANCE . NEED 15" CULVERT IN DRIVEWAY - PER HIGHWAY SUPERINTENDENT . DON STEDGE TO CONTACT HIGHWAY SUPERINTENDENT TO CLARIFY AND . GET APPROVAL. RETURN TO P.B.	REVISE AND RETURN
08/02/2000	WORK SESSION APPEARANCE	SUBMIT
08/19/1998	WORK SESSION APPEARANCE	RET TO WS

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/21/2001

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/14/2000	EAF SUBMITTED	08/14/2000	WITH APPLIC
ORIG	08/14/2000	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/14/2000	LEAD AGENCY DECLARED	08/23/2000	TOOK L.A.
ORIG	08/14/2000	DECLARATION (POS/NEG)	10/11/2000	DECL. NED DEC
ORIG	08/14/2000	SCHEDULE PUBLIC HEARING	/ /	
ORIG	08/14/2000	PUBLIC HEARING HELD	/ /	
ORIG	08/14/2000	WAIVE PUBLIC HEARING	08/23/2000	WAIVE PH
ORIG	08/14/2000	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/13/2001

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LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/13/2001	REC. CK. #1180	PAID		260.00	
02/13/2001	SUBDIVISION APPROVALS	CHG	260.00		
			-----	-----	-----
		TOTAL:	260.00	260.00	0.00

**DONALD R. STEDGE, L.S., P.C.**

*Professional Land Surveyor*

*Licensed in New York and New Jersey*

January 23, 2001

John & Barbara McPartland  
8 Meadowlark Place  
Upper Saddle River, N.J. 07458

Re: Subdivision of Property on Toleman Road, Town of New Windsor, N.Y.  
Tax Lot 52-1-27

Dear John and Barbara:

I spoke to Myra Mason, the Planning Board Secretary, today. She informed me that the maps are ready to be signed by the planning Board but, before they are signed, they need four checks from you. They checks (they need four separate ones, not one inclusive check) are to be made out to the Town of New Windsor as follows:

APPROVAL FEE-	\$ 260.00
LOT RECREATION FEE-	\$ 500.00
REVIEW FEES OVER ESCROW (ENGINEER, ATTORNEY, SECRETARY, ETC...)-	\$ 162.50
INSPECTION FEE (2% OF COST ESTIMATE)-	\$ 10.00

You can mail the checks directly to the Planning Board at:

TOWN OF NEW WINDSOR PLANNING BOARD  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

Once they receive the checks and sign the map, I can file the map at the County Clerk's Office. Please make sure ALL property/school taxes are paid up to date prior to my trying to file them, it will just hold things up otherwise.

Any questions, please feel free to call. Thank you.

Sincerely,



Donald R. Stedge, L.S.

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 583-4811

**RECEIPT**  
**#112-2001**

02/13/2001

Mcpartland, John and Barbara *#00-13 Approve Fee*

Received \$ 260.00 for Planning Board Fees, on 02/13/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/13/2001

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LISTING OF PLANNING BOARD **FEEs**  
**ESCROW**

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/14/2000	REC. CK. #1031 MC PARTLAN	PAID		300.00	
08/23/2000	P.B. ATTY. FEE	CHG	35.00		
08/23/2000	P.B. MINUTES	CHG	27.00		
10/11/2000	P.B. ATTY. FEE	CHG	35.00		
10/11/2000	P.B. MINUTES	CHG	13.50		
01/18/2001	P.B. ENGINEER FEE	CHG	352.00		
02/13/2001	REC. CK. #1182	PAID		162.50	
		TOTAL:	462.50	462.50	0.00



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/13/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**RECREATION**

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/13/2001	ONE LOT REC. FEE	CHG	500.00		
02/13/2001	REC. CK. #1181	PAID		500.00	
		TOTAL:	500.00	500.00	0.00





PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/13/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**4% FEE**

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/13/2001	2% OF \$500.00 COST EST	CHG	10.00		
02/13/2001	REC. CK. #1183	PAID		10.00	
		TOTAL:	10.00	10.00	0.00



SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_

\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_

\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

TOTAL ESCROW DUE....\$ \_\_\_\_\_

\* \* \* \* \*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL .....\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ 260.00

①

\* \* \* \* \*

RECREATION FEES:

1 LOTS @ \$500.00 PER LOT .....\$ 500.00

②

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 352.00

PLANNING BOARD ATTORNEY FEES.....\$ 20.00

MINUTES OF MEETINGS.....\$ 40.50

OTHER.....\$ \_\_\_\_\_

162.50 Due

③

\* \* \* \* \*

PERFORMANCE BOND AMOUNT.....\$ \_\_\_\_\_

4% OF ABOVE AMOUNT.....\$ \_\_\_\_\_

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ 500.00

2% OF APPROVED COST ESTIMATE:.....\$ 10.00

(INSPECTION FEE)

④

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/18/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/14/2000	REC. CK. #1031 MC PARTLAN	PAID		300.00	
08/23/2000	P.B. ATTY. FEE	CHG	35.00		
08/23/2000	P.B. MINUTES	CHG	27.00		
10/11/2000	P.B. ATTY. FEE	CHG	35.00		
10/11/2000	P.B. MINUTES	CHG	13.50		
01/18/2001	P.B. ENGINEER FEE	CHG	352.00		
		TOTAL:	462.50	300.00	162.50

AS OF: 01/18/2001

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 0-13

FOR WORK DONE PRIOR TO 01/18/2001

TASK NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RAI	HRS	TIME	DOLLARS		
									EXP	BILLED	BALANCE
0-13	174065	08/02/00	TIME	MJE	WS MCPARTLAND SUB	80.00	0.40	32.00			
0-13	176296	08/23/00	TIME	MJE	MC MCPARTLAND SUB	80.00	0.40	32.00			
0-13	177256	09/01/00	TIME	MJE	MC MCPARTLAND W/KROLL	80.00	0.30	24.00			
0-13	177256	09/01/00	TIME	MJE	MC MCPARTLAND W/BRADY	80.00	0.20	16.00			
0-13	177716	09/11/00	TIME	MJE	MC MCPARTLAND W/BRADY	80.00	0.20	16.00			
0-13	179585	09/20/00	TIME	MJE	FI MCPARTLAND DRAINAGE	80.00	1.00	80.00			
0-13	179585	09/20/00	TIME	MJE	MC MCPARTLAND	80.00	0.30	24.00			
								224.00			
0-13	179712	09/18/00			BILL 00-871					120.00	
										-120.00	
0-13	180796	10/11/00	TIME	MJE	MM MCPARTLAND COND APPL	80.00	0.10	8.00			
0-13	182033	10/11/00	TIME	MJE	MC MCPARTLAND	80.00	0.50	40.00			
0-13	184323	11/09/00	TIME	MJE	MC TO/STEDGE RE MCPART	80.00	0.30	24.00			
0-13	184324	11/09/00	TIME	MJE	MC TO/IM MYRA RE MCPART	80.00	0.20	16.00			
								88.00			
0-13	184973	11/22/00			BILL 00-1108					192.00	
										192.00	
0-13	189715	01/17/01	TIME	MJE	MC Closeout project	80.00	0.50	40.00			
					TASK TOTAL			352.00	0.00	-312.00	40.00
					GRAND TOTAL			352.00	0.00	-312.00	40.00

November 13, 2000

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12553

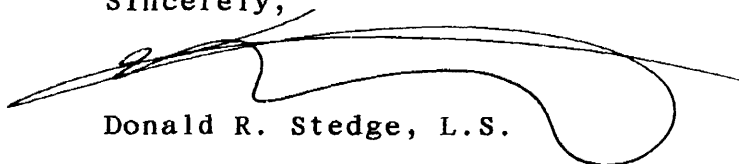
Attn: Myra

Re: McPartland Minor Subdivision, Toleman Road, Section 52 Block 1,  
Lot 27.

C O S T E S T I M A T E

The estimated cost for the offsite improvements is \$500.00. Required improvements are cleaning out the existing 12" RCP pipe near the southeasterly property corner and providing 6" minimum shot rock for 5' along the existing swale.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald R. Stedge', with a long, sweeping horizontal line extending to the right.

Donald R. Stedge, L.S.

**DONALD R. STEDGE, L.S., P.C.**

*Professional Land Surveyor*

*Licensed in New York and New Jersey*

November 13, 2000

Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, N.Y. 12553

Attn: Myra

Re: McPartland Minor Subdivision, Toleman Road, Section 52 Block 1,  
Lot 27.

*PERFORMANCE      GUARANTY*

As per my conversation with Mark Edsall, P.E. on November 9, 2000, please accept this check (check no. 1108) in the amount of \$500.00 from Mrs. McPartland as a performance guaranty. It is understood that when improvements are completed to the Town's satisfaction, Mrs. McPartland will be refunded the \$500.00. Thank you.

Sincerely,



Donald R. Stedge, L.S.

**PAID**

*PL*

**00-13**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/11/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**PERFORMANCE BND**

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/11/2000	PERF. GUARANTY FOR CULVER	CHG	500.00		
12/11/2000	REC. CK. #1108	PAID		500.00	
		TOTAL:	500.00	500.00	0.00

*A. Zappala*

REGULAR ITEMS:

MCPARTLAND, BARBARA SUBDIVISION (00-13)

Mr. Donald Stedge appeared before the board for this proposal.

MR. STEDGE: We were here a month and a half ago, 2 lot minor subdivision on Toleman Road and at that time, I think the only hindrance was the highway superintendent had some concerns which was one, he wanted to change the driveway, the pipe under the proposed driveway to 15 inches and existing 12 inch he wanted that to replace. We had some concerns about that and the engineer talked to Mark and met him out there and they came up with a compromise of cleaning out that entrance and that culvert that goes across the Toleman Road and cleaning it out and providing some rip-rap swale along there, that type of thing.

MR. LANDER: We're going to keep these stone walls that are here now, just going to open them up for the proposed driveway?

MR. STEDGE: Yes.

MR. PETRO: This has not been added, 1,200 square foot livable area value in the bulk table, Mark requested that it be added at the last meeting.

MR. EDSALL: Just one more value that's on the--

MR. STEDGE: Did you ask me to do that at the last meeting?

MR. EDSALL: Yes, I did, I'm sure it's just an oversight.

MR. STEDGE: Yeah, okay.

MR. EDSALL: Just on the first sheet.

MR. STEDGE: All right, you know, I don't have that in my notes, I must of missed that, I'm sorry.



MR. LANDER: This on lot 1, was it a concrete slab on the extreme right-hand side?

MR. STEDGE: Yeah, that was probably remains of a foundation, I think we discussed that the last time, probably the remains of a foundation of an old barn or something here, shed or some kind of building up there.

MR. PETRO: We have highway approval on 10/11/2000 and fire approval on 10/11/2000. Mark, other than that note being added to the plan, you don't have anything else on this?

MR. EDSALL: No, not at all, comments 2 and 3 are really procedural, you need to make a SEQRA determination, having visited the site and met with the engineer, I'd recommend a negative dec, you did lead agency.

MR. PETRO: Motion?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the McPartland minor subdivision.

#### ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Board will require that an estimate and performance guarantee be submitted for the drainage improvements in front of lot 2 of the subdivision, that will be a subject to on your final approval.

MR. EDSALL: Just for clarification, I'm not considering that a public improvement because there's many driveways that have culverts, the building department makes sure they're in when they ask for the

C.O. As far as cleaning out the ditch along there, I see no sense in bothering the Town Board with a public bond for something extremely small, so we'll handle that.

MR. BABCOCK: Once the house is done and we ask for a C.O., we send the highway superintendent out there and I'm sure he will remember this when he gets there, we'll catch it.

MR. PETRO: Okay, I don't see anything else left to do here, so I would guess we'll entertain a motion for final approval.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the McPartland minor subdivision subject to the note of 1,200 square feet minimum being added to the bulk table and as I said earlier, that the performance guarantee be submitted. Is there anything else from any of the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhempa@ptd.net

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** McPARTLAND MINOR SUBDIVISION  
**PROJECT LOCATION:** TOLEMAN ROAD  
SECTION 52 – BLOCK 1 – LOT 27  
**PROJECT NUMBER:** 00-13  
**DATE:** 11 OCTOBER 2000  
**DESCRIPTION:** THE PROJECT PROPOSES THE SUBDIVISION OF  
THE 2.2 +/- ACRE PARCEL INTO TWO (2) SINGLE-  
FAMILY LOTS. THE PLAN WAS PREVIOUSLY  
REVIEWED AT THE 23 AUGUST 2000 MEETING.

1. The project is located in the R-1 Zoning District of the Town. The “required” bulk information shown appears correct for the zone and use. Each lot appears to comply with the minimum requirements of the zone. In my previous comments, I requested that the bulk table be made complete by adding the minimum livable area value (1200 sf. Min). This has not been added.
2. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
3. The Planning Board should require that an estimate, and a performance guarantee be submitted for the drainage improvements in front of lot 2 of the subdivision.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW00-13-11Oct00.doc

RESULTS OF P.B. MEETING OF: October 11, 2000

PROJECT: M<sup>C</sup> PARTLAND Sub

P.B.# 00-13

**LEAD AGENCY:**

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M) 1 N) 5 A VOTE: A 4 N 0

2. TAKE LEAD AGENCY: Y\_\_ N\_\_

CARRIED: YES ☒ NO\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

CARRIED: YES\_\_ NO\_\_

WAIVE PUBLIC HEARING: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ WAIVED: Y\_\_ N\_\_

SCHEDULE P.H. Y\_\_ N\_\_

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

747-2000

**APPROVAL:**

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M) B S) A VOTE: A 4 N 0 APPROVED CONDITIONALLY: 10-11-2000

NEED NEW PLANS: Y ☒ N\_\_

**DISCUSSION/APPROVAL CONDITIONS:**

Stone walls will remain (be opened up)
Need cost estimate - private improvements

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/11/2000

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LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	10/04/2000	MUNICIPAL HIGHWAY	10/11/2000	APPROVED
REV1	10/04/2000	MUNICIPAL WATER	/ /	
REV1	10/04/2000	MUNICIPAL SEWER	/ /	
REV1	10/04/2000	MUNICIPAL FIRE	10/11/2000	APPROVED
REV1	10/04/2000	NYS DOT	/ /	
ORIG	08/14/2000	MUNICIPAL HIGHWAY	10/04/2000	SUPERSEDED BY REV1
ORIG	08/14/2000	MUNICIPAL WATER	08/17/2000	APPROVED
ORIG	08/14/2000	MUNICIPAL SEWER	10/04/2000	SUPERSEDED BY REV1
ORIG	08/14/2000	MUNICIPAL FIRE	08/17/2000	APPROVED
ORIG	08/14/2000	NYS DOT	10/04/2000	SUPERSEDED BY REV1

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/11/2000

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	08/14/2000	EAF SUBMITTED	08/14/2000	WITH APPLIC
ORIG	08/14/2000	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	08/14/2000	LEAD AGENCY DECLARED	08/23/2000	TOOK L.A.
ORIG	08/14/2000	DECLARATION (POS/NEG)	/ /	
ORIG	08/14/2000	SCHEDULE PUBLIC HEARING	/ /	
ORIG	08/14/2000	PUBLIC HEARING HELD	/ /	
ORIG	08/14/2000	WAIVE PUBLIC HEARING	08/23/2000	WAIVE PH
ORIG	08/14/2000	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/11/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
O [Disap, Appr]

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

08/23/2000	P.B. APPEARANCE	REVISE AND RETURN . NEED 15" CULVERT IN DRIVEWAY - PER HIGHWAY SUPERINTENDENT . DON STEDGE TO CONTACT HIGHWAY SUPERINTENDENT TO CLARIFY AND . GET APPROVAL. RETURN TO P.B.
08/02/2000	WORK SESSION APPEARANCE	SUBMIT
08/19/1998	WORK SESSION APPEARANCE	RET TO WS

RESULTS OF P.B. MEETING OF: August 23 2000

PROJECT: McPartland Sub. P.B.# 00-13

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y\_\_ N\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

2. TAKE LEAD AGENCY: Y ☒ N\_\_

CARRIED: YES\_\_ NO\_\_

M) N S) A VOTE: A 4 N 0

CARRIED: YES ☒ NO\_\_

WAIVE PUBLIC HEARING: M) B S) A VOTE: A 4 N 0 WAIVED: Y ☒ N\_\_

SCHEDULE P.H. Y\_\_ N ☒

SEND TO O.C. PLANNING: Y\_\_

SEND TO DEPT. OF TRANSPORTATION: Y\_\_

REFER TO Z.B.A.: M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_

RETURN TO WORK SHOP: YES\_\_ NO\_\_

APPROVAL:

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED: \_\_\_\_\_

M)\_\_ S)\_\_ VOTE: A\_\_ N\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y\_\_ N\_\_

DISCUSSION/APPROVAL CONDITIONS:

<u>Need 15" Culvert in driveway</u>
<u>As per Highway Review</u>
<u>Don Stedje to contact Henry Knoll to resolve</u>



MCPARTLAND SUBDIVISION (00-13)

Mr. Donald Stedge appeared before the board for this proposal.

MR. PETRO: This is a 2 lot residential subdivision. This project proposes subdivision of the 2.2 acre parcel into two single family lots. This plan was reviewed on a concept basis only.

MR. STEDGE: Okay, the project, the property is on the west side of Toleman Road just across from Melissa Lane. Presently, there's a one story little frame dwelling there that has been in disrepair for years. As a matter of fact, about two weeks ago I was out there and my client had done a lot of work on there, put new vinyl siding and everything and trying to shape it up. What we want to do is just basically almost split this roughly in half, 48,836 square feet on the existing, the lot with the existing house and 48,177 square feet on the other lot. There's no problem with any of the setbacks. There's no DEC wetlands or flood plain anywhere around. There's plenty of sight distance on the septic plan. They were using some old makeshift type of system sewage disposal system with like cesspools and stuff like that and of course, we're going to abandon that and put in a new one which is shown on sheet 2. The engineer also stipulated that there are no federal wetlands that are anywhere near any of the disturbed areas here. Other than that, we're looking for basically approval.

MR. LANDER: We're just discussing the side yard, we're noticing the dashed line with the 20 foot side yard and we were just discussing that we like the idea of the envelope dashed line building envelope.

MR. PETRO: What's the envelope, what's that building up there?

MR. STEDGE: Where's that?

MR. PETRO: Concrete.

MR. STEDGE: That's just an old slab, there's probably

a barn or a shed back there at one time, the one just on the north side you're talking about right up here, right, it was just a concrete slab. So it's probably the remains of something they had up there years ago.

MR. PETRO: We have approval on 8/17/2000 but we have highway disapproval, we need a 15 inch culvert pipe must be installed in the driveway and 12 inch culvert pipe existing must be upgraded to an 18 inch culvert.

MR. STEDGE: Okay, now, is that on the--

MR. PETRO: I would say the one that's existing.

MR. STEDGE: Which culvert?

MR. PETRO: Well, he doesn't say here.

MR. ARGENIO: The one that goes to the house that's there now is 12 inch and then that needs to be upgraded to 18.

MR. STEDGE: The one on the north side?

MR. PETRO: Yes.

MR. STEDGE: That's uphill.

MR. ARGENIO: The lowest point of the property would be the 428 contour on the south side.

MR. STEDGE: Right, by where it says Toleman.

MR. ARGENIO: I don't know if I should assume Mr. Kroll is probably referring to that one.

MR. LANDER: But he says it should be upgraded, we don't have a driveway on lot 2.

MR. BABCOCK: I think he's talking about the pipe that crosses Toleman Road.

MR. ARGENIO: You're going to create additional impervious surface developing that piece of property.

MR. LANDER: Seems to me everything is running to the west.

MR. PETRO: You have a disapproval, why don't you contact the highway superintendent and find out exactly what he's talking about because frankly, he doesn't tell us here, just says upgrade to 12 inch CMP.

MR. STEDGE: I would assume it would be that one because this doesn't make any sense.

MR. PETRO: He may also want to plead a case that you are not creating enough water that he would want to do that, I'm not suggesting one way or the other, but you can discuss it with him, okay. The one underneath the driveway the 15 inch you have to do and show on the plan on the new one.

MR. BABCOCK: On sheet 2, I think you're showing a 12 inch under the new proposed driveway so he would like to have that 15 inch minimum.

MR. LANDER: Underneath Toleman he wants 18.

MR. BABCOCK: I think that's what it is but let him meet with Henry, they can discuss it and work it out.

MR. LANDER: Is there an existing house right next door here or I see there's a well there?

MR. STEDGE: Yes, there's a house there.

MR. LANDER: Seems to me most of the water is going to be draining down to the corner of this lot.

MR. STEDGE: I think also there's a ditch that runs along that east edge there.

MR. ARGENIO: Did this used to be DiMicelli property?

MR. STEDGE: To be honest, I don't know, it's been under McPartland.

MR. BABCOCK: Do you know where the new development's going out there on Melissa Lane just passed Toleman

Estates to the left there's a new development that Vince Biagini's building.

MR. ARGENIO: I'm not familiar.

MR. BABCOCK: You know where Toleman Estates is, those three lots are Toleman Estates.

MR. ARGENIO: Just before Toleman Estates?

MR. BABCOCK: Just after Toleman going from 207.

MR. ARGENIO: From 207 towards 94?

MR. BABCOCK: That's correct.

MR. LANDER: You plan on keeping the stone walls here, that's what I assume these little circles are?

MR. STEDGE: Yes.

MR. PETRO: Let's have a motion for lead agency.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare itself lead agency under the SEQRA process for the McPartland subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Let's discuss a public hearing for this. It's residential permitted use in the zone, I think you have single family all the way around the area?

MR. STEDGE: Pretty much, yeah.

MR. PETRO: Creating, one home is existing, we're creating one new lot?

MR. STEDGE: Correct.

MR. PETRO: The water is flowing east, not creating really a drainage problem for anybody else, I think it's very minor myself in nature and I would be willing to waive the public hearing. Any other input, I will listen, it's under our discretionary judgment.

MR. ARGENIO: Nothing contrary.

MR. BRESNAN: No.

MR. LANDER: No, I don't, we're just putting this one lot, if anybody was going to have a problem, it would be the guy next door.

MR. PETRO: He certainly has a legal lot width and depth, I mean, it's an oversized lot.

MR. LANDER: What's the frontage here?

MR. STEDGE: He's got 109.

MR. BABCOCK: 125 required, he meets everything, far exceeds it.

MR. PETRO: If it was two or three, I would go with it.

MR. BABCOCK: There's houses on all sides of it, it's the only lot that could be subdivided. The rest of them are all the size that they have to be and never could be subdivided.

MR. PETRO: Okay, motion to waive public hearing under discretionary judgment.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the

New Windsor Planning Board waive public hearing for the McPartland Subdivison on Toleman Road. Is there any further discussion from the board members?

MR. LANDER: We don't have any raised fill pads or anything?

MR. STEDGE: No, plenty of good perc.

MR. ARGENIO: 24 minutes.

MR. PETRO: Roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Why don't you get the piping situation under control with the highway department and get it on the map what he wants and let us know on the other one and change the one and also get a note and when you come back, we'll do negative dec or positive dec and we'll further review it.

MR. STEDGE: Thank you.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

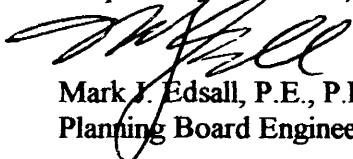
- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** McPARTLAND MINOR SUBDIVISION  
**PROJECT LOCATION:** TOLEMAN ROAD  
SECTION 52 – BLOCK 1 – LOT 27  
**PROJECT NUMBER:** 00-13  
**DATE:** 23 AUGUST 2000  
**DESCRIPTION:** THE PROJECT PROPOSES THE SUBDIVISION OF  
THE 2.2 +/- ACRE PARCEL INTO TWO (2) SINGLE-  
FAMILY LOTS. THE PLAN WAS REVIEWED ON A  
CONCEPT BASIS ONLY.

1. The project is located in the R-1 Zoning District of the Town. The “required” bulk information shown appears correct for the zone and use. Each lot appears to comply with the minimum requirements of the zone. The bulk table should be expanded to indicate a minimum livable area = 1200 sf.
2. The submission appears complete, and includes detailed information regarding sanitary disposal systems and wells, driveway details, etc. I am aware of no additional information which would be required for this minor subdivision.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA process.
4. The Planning Board should determine if a Public Hearing will be required for this minor subdivision, or if same can be waived per Paragraph 4 of the Subdivision Regulations.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/s  
NW00-13-23Aug00.doc

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(814) 563-4611

**RECEIPT**  
**#643-2000**

08/16/2000

Mcpartland, John *#00-13 Subdivision Application*

Received \$ 50.00 for Planning Board Fees, on 08/16/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen  
Town Clerk



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/15/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 0-13

NAME: MINOR SUBDIVISION FOR BARBARA A. MCPARTLAND  
APPLICANT: MC PARTLAND, BARBARA A.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/14/2000	REC. CK. #1031 MC PARTLAN	PAID		300.00	
			-----	-----	-----
		TOTAL:	0.00	300.00	-300.00



P.B.#00-13 Application

JOHN McPARTLAND 201-825-2075  
BARBARA ANN McPARTLAND, JT TEN  
8 MEADOWLARK PL  
UPPER SADDLE RIVER, NJ 07458

1030

55-216/212  
54

DATE 8-10-00

PAY TO THE  
ORDER OF

Town of New Windsor

\$ 50.00

Fifty and 00/100

DOLLARS

**SUMMIT**  
BANK

80 Chestnut Ridge Road  
Montvale, N.J. 07645

FOR SUBDIVISION APPLICATION

⑆02⑆202⑆62⑆ 4054⑆03449 8⑆ 1030

© 2000 American

P.B.#00-13 ESCROW

JOHN McPARTLAND 201-825-2075  
BARBARA ANN McPARTLAND, JT TEN  
8 MEADOWLARK PL  
UPPER SADDLE RIVER, NJ 07458

1031

55-216/212  
54

DATE 8-10-00

PAY TO THE  
ORDER OF

Town of New Windsor

\$ 300.00

Three Hundred and 00/100

DOLLARS

**SUMMIT**  
BANK

80 Chestnut Ridge Road  
Montvale, N.J. 07645

FOR ESCROW - 2 LOTS

⑆02⑆202⑆62⑆ 4054⑆03449 8⑆ 1031

© 2000 American



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: **00-13**

DATE PLAN RECEIVED: \_\_\_\_\_ RECEIVED

OCT 4 - 2000

RECEIVED

OCT 10 2000

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

\_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,

disapproved ☐ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Henry Kull* 10/11/00  
HIGHWAY SUPERINTENDENT DATE

\_\_\_\_\_  
WATER SUPERINTENDENT DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT DATE

**INTER-OFFICE MEMORANDUM**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** October 11, 2000

**SUBJECT:** McPartland Subdivision

Planning Board Reference Number: PB-00-13

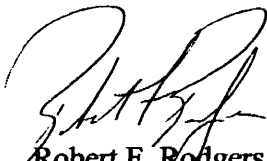
Dated: 4 October 2000

Fire Prevention Reference Number: FPS-00-040

A review of the above referenced subject sub-division plan was conducted on 10 October 2000.

This sub-division plan is acceptable.

Plans Dated: 31 July 2000.



Robert F. Rodgers  
Fire Inspector

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, ~~HIGHWAY~~

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

**00-13**

RECEIVED

DATE PLAN RECEIVED:

AUG 14 2000

RECEIVED


AUG 16 2000

N.W. HIGHWAY DEPT.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

15" culvert pipe must be installed in driveway and  
12" culvert pipe (existing) must be upgraded to an  
18" culvert.

  
HIGHWAY SUPERINTENDENT

8/22/2000  
DATE

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., ~~WATER~~, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

00-13

RECEIVED

DATE PLAN RECEIVED: \_\_\_\_\_

AUG 14 2000

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Barbara A. McPartland has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no town water in this  
area.

HIGHWAY SUPERINTENDENT

DATE

Stem D. D. S.  
WATER SUPERINTENDENT

8-17-00  
DATE

SANITARY SUPERINTENDENT

DATE

## **INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** August 17, 2000

**SUBJECT:** McPartland Subdivision

Planning Board Reference Number: PB-00-13

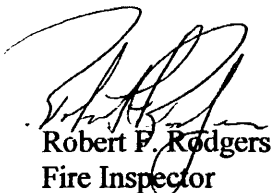
Dated: 14 August 2000

Fire Prevention Reference Number: FPS-00-034

A review of the above referenced subject subdivision plan was conducted on 16 August 2000

This subdivision plan is acceptable.

Plans Dated: 31 July 2000



Robert F. Rodgers  
Fire Inspector

RFR/dh



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B <sup>1-3</sup> **00-13**

WORK SESSION DATE: 2 AUG 00

APPLICANT RESUB.

REQUIRED: Full

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: McParland -

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Don Stedge

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Tolson Rd
- 2 lot subdiv
- ① - P/B Lot 1 - move well anyway?
- Pat Brady doing septic
- add approval box
- Don Stedge - no fed wetlands
- Short EAF OK
- add driveway detail
- add typ sanitary note #4

fed vet.  
- sign dist.

CLOSING STATUS

- Set for agenda  
X possible agenda item if app/plan  
Discussion item for agenda  
ZBA referral on agenda

pbwsform 10MJE98





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 00-13

WORK SESSION DATE: 19 AUG 98 APPLICANT RESUB.  
REQUIRED: late

REAPPEARANCE AT W/S REQUESTED: Yes

PROJECT NAME: John McPartland Subdiv

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Don Sledge

MUNIC. REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. Arch  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Tolman Rd - off Biagio Tolman (Lot 27)
- 2 lot.
- R-1
- concept discussion only.
- exist house on north side - looking at repl
- sp. as part of subdiv
- sight distance for drives.

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

**TYPE OF APPLICATION** (check appropriate item):

Subdivision X Lot Line Change Site Plan Special Permit 

Tax Map Designation: Sec. 52 Block 1 Lot 27

1. Name of Project MINOR SUBDIVISION PREPARED FOR BARBARA A. McPARTLAND

2. Owner of Record BARBARA A. McPARTLAND Phone 201-825-2075

Address: 8 MEADOWLARK PLACE, UPPER SADDLE RIVER, N.J. 07458  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant SAME Phone           

Address: \_\_\_\_\_  
 (Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan DONALD R. STEDGE, L.S. Phone 845-928-9360

Address: 58 EDGEWOOD DRIVE, CENTRAL VALLEY, NY 10917  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney NA Phone                     

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

DONALD R. STEDGE, L.S.                      845-928-9360  
(Name)    (Phone)

### 7. Project Location:

On the WEST side of TOLEMAN ROAD 175 feet  
(Direction) (Street) (No.)  
SOUTH of LITTLE BROOK COURT.  
(Direction) (Street)

8. Project Data: Acreage 2.227 Zone R-1 School Dist. WASHINGTONVILLE

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes X No

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) SUBDIVIDE 2.227 ACRE LOT INTO 2 1+ ACRE RESIDENTIAL LOTS.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes        no X

12. Has a Special Permit previously been granted for this property? yes        no X

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

9 DAY OF August 192000 X Barbara A. McPartland  
APPLICANT'S SIGNATURE

VEENA S. DAGIA  
Notary Public State of New Jersey  
My Commission Expires July 13, 2004  
NOTARY PUBLIC Barbara A. McPartland  
Please Print Applicant's Name as Signed

\*\*\*\*\*

TOWN USE ONLY:

**00-13**

DATE APPLICATION RECEIVED

APPLICATION NUMBER

# Building Permit Tracking Log

Building Permit Application Number: 747-2000 Building Permit Application Date: 8/11/2001

Type of Permit: Other

Section/Block/Lot: 52-1-27  
 Street Address of Property: 345 TOLEMAN RD  
 Property Owners Name: RITTERBUSCH EDWARD J &  
 Property Owners Address: 190 KING HWY - APT 103  
 Occupant's Name: MCPARTLAND BARBARA A

Architect/Engineer's Name:  
 Architect/Engineer's Telephone Number:  
 Architect/Engineer's Fax Number:

NYS Occupancy Classification:

Description of Work: SUBDIVISION  
 Dimensions of Building: 0.00 0.00 0.00 0.00  
 Comments:

## Building Permit Application Review Approvals

Review Type	Building Inspector	Date	Fire Inspector	Date
Hold For Planning Board	<i>[Signature]</i>	8-14		

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/~~Site Plan~~ BARBARA A. MCPARTLAND for the proposed TWO LOT MINOR SUBDIVISION ON WEST SIDE OF TOLEMAN ROAD (briefly describe project)

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant BARBARA A. MCPARTLAND  
Name

Address: 8 MEADOWLARK PLACE  
UPPER SADDLE RIVER, NJ 07458

Project Location: 52-1-27  
Tax Map # Sec., Block, Lot

Street: 345 TOLEMAN ROAD  
ROCK TAVERN, N.Y.

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: \_\_\_\_\_

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,  
Chairman

00-12

IF APPLICABLE "XX"

\*\*This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

BARBARA A. MCPARTLAND, 8 MEADOWLARK PLACE, UPPER SADDLE RIVER,  
NJ 07458

2. Description of proposed project and its locations:

MINOR TWO LOT SUBDIVISION OF 2.227 ACRE PARCEL ON WEST SIDE OF  
TOLEMAN ROAD 175 FEET SOUTH OF LITTLE BROOK COURT FOR RESIDENTIAL.  
HOMES AT 345 TOLEMAN ROAD, ROCK TAVERN

3. Name and address of any owner of land within the  
Agricultural District:

N/A

4. Name and address of any owner of land containing farm  
operations located within 500 feet of the boundary of the  
subject property. 52-1-15.212, HARRY & LAMBERTUS ROOSJE, 389 TOLEMAN  
ROAD, ROCK TAVERN, NY 12575; 52-1-20, SALVATORE GARGIULO, ET AL.,  
193 WEST FIRST STREET, MOUNT VERNON, NY 10550; 52-1-35, RAYMOND  
ANDERSON, 411 BULL ROAD, ROCK TAVERN, N.Y. 12575

5. A map is submitted herewith showing the site of the proposed  
project relative to the location of farm operations  
identified in this statement.

PROJECT I.D. NUMBER

617.21

SEC

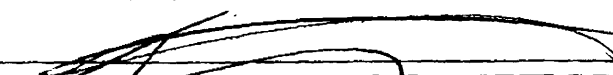
## Appendix C

## State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I--PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT <del>SPONSOR</del> BARBARA A. McPARTLAND	2. PROJECT NAME MINOR SUBDIVISION FOR BARBARA A. McPARTLAND
3. PROJECT LOCATION: TOLEMAN ROAD Municipality TOWN OF NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) WEST SIDE TOLEMAN ROAD 175' SOUTH OF LITTLE BROOK COURT	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: SUBDIVIDE 2.227 ACRE PARCEL INTO TWO LOTS FOR RESIDENTIAL USE.	
7. AMOUNT OF LAND AFFECTED: Initially <u>2.227</u> acres Ultimately <u>2.227</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: SINGLRE FAMILY HOUSES	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals TOWN OF NEW WINDSOR PLANNING BOARD	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: DONALD R. STEDGE, L.S. Date: 8/4/00	
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

00-13

A.	DÖS ACTION EXCEED ANY TYPE I THREHOLD IN 6 NYCRR, PART 617.12?	If yes, coordinate the review process and use the FULL EAF.
	<input type="checkbox"/> Yes <input type="checkbox"/> No	
B.	WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
	<input type="checkbox"/> Yes <input type="checkbox"/> No	
C.	COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
	C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
	C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
	C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
	C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
	C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.	
	C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.	
	C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.	
D.	IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
	<input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly	

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date \_\_\_\_\_



**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

BARBARA A. McPARTLAND, deposes and says that <sup>SHE</sup> ~~he~~ resides  
(OWNER)

at 8 MEADOWLARK PLACE, UPPER SADDLE RIVER, NJ in the County of BERGEN  
(OWNER'S ADDRESS) 07458

and State of NEW JERSEY and that <sup>SHE</sup> ~~he~~ is the owner of property tax map

(Sec.        Block        Lot       )  
designation number (Sec. 52 Block 1 Lot 27) which is the premises described in

the foregoing application and that <sup>SHE</sup> ~~he~~ authorizes:

SAME  
(Applicant Name & Address, if different from owner)

DONALD R. STEDGE, L.S., 58 EDGEWOOD DRIVE, CENTRAL VALLEY, N.Y. 10917  
(Name & Address of Professional Representative of Owner ~~and/or Applicant~~)

to make the foregoing application as described therein.

Date: 08/09/00.

X [Signature]  
Witness' Signature

[Signature]  
Owner's Signature

N/A  
Applicant's Signature if different than owner


[Signature]  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO  
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

**00-13**

**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1.   X   Name and address of Applicant.
- \* 2.   X   Name and address of Owner.
3.   X   Subdivision name and location
4.   X   **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**  
  
**SAMPLE:** 
5.   X   Tax Map Data (Section, Block & Lot).
6.   X   Location Map at a scale of 1" = 2,000 ft.
7.   X   Zoning table showing what is required in the particular zone and what applicant is proposing.
8.   N/A   Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9.   X   Date of plat preparation and/or date of any plat revisions.
10.   X   Scale the plat is drawn to and North arrow.
11.   N/A   Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12.   X   Surveyor's certificate.
13.   X   Surveyor's seal and signature.
14.   X   Name of adjoining owners.
15.   N/A   Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16.   N/A   Flood land boundaries.
17.   X   A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18.   X   Final metes and bounds.

19.     X     Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20.     N/A     Include existing or proposed easements.
21.     X     Right-of-way widths.
22.     N/A     Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23.     X     Lot area (in square feet for each lot less than 2 acres).
24.     X     Number the lots including residual lot.
25.     X     Show any existing waterways.
- \*26.     N/A     A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27.     X     Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28.     X     Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29.     X     Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30.     X     Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31.     X     Provide A septic system design notes as required by the Town of New Windsor.
32.     X     Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33.     N/A     Indicate percentage and direction of grade.
34.     N/A     Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35.     N/A     Indicate location of street or area lighting (if required).

**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

36.     X     Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37.     X     A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

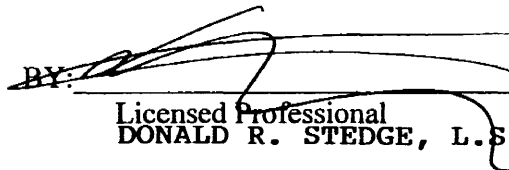
APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

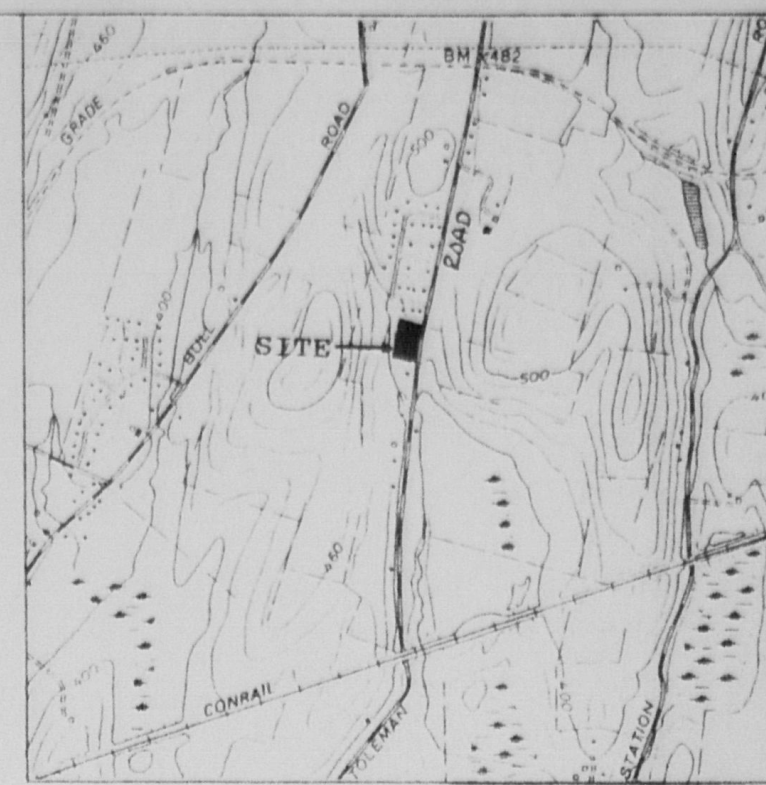
This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

***PREPARER'S ACKNOWLEDGMENT:***

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:  8/10/00  
Licensed Professional      Date  
DONALD R. STEDJE, L.S.





VICINITY MAP SCALE: 1" = 2000'

#### NOTES:

1. APPLICANT: BARBARA A. McPARTLAND  
8 MEADOWLARK PLACE  
UPPER SADDLE RIVER, NJ 07458
2. OWNER: BARBARA A. McPARTLAND  
8 MEADOWLARK PLACE  
UPPER SADDLE RIVER, NJ 07458
3. RECORD DEED: LIBER 4225 PAGE 92
4. TAX LOT: 52-1-27
5. ZONE: R-1
6. AREA OF PARCEL: 97,016 S.F. = 2.227 ACRES
7. VERTICAL DATUM: NGVD 1929 SCALED FROM USGS QUADRANGLE MAP
8. UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
9. ONLY COPIES FROM THE ORIGINAL TRACING MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES.
10. THERE ARE NO N.Y.S.D.E.C. DESIGNATED WETLANDS WITHIN 200 FEET OF PROPERTY.
11. PROPERTY DOES NOT LIE WITHIN 100 YEAR FLOOD ZONE.
12. NUMBER OF PROPOSED LOTS: 2
13. CONTOUR INTERVAL: 2'
14. ALL KNOWN WELLS AND SEPTICS WITHIN 200 FEET OF PROPERTY HAVE BEEN LOCATED.

I, THE OWNER, HAVE REVIEWED THIS MAP AND CONCUR WITH AND APPROVE OF ITS CONTENTS FOR FILING.

BARBARA A. McPARTLAND

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

FEB 20 2001

By: *James Piro, Jr., Chairman*  
By: *[Signature]*

SHEET 1 OF 3

REVISIONS  
10/12/00 BULK TABLE

MINOR SUBDIVISION PREPARED FOR

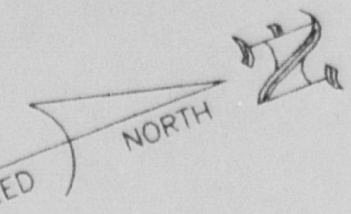
BARBARA A. McPARTLAND

TOWN OF NEW WINDSOR

ORANGE COUNTY NEW YORK  
SCALE: 1" = 30' JULY 31, 2000  
DONALD R. STEDGE, L.S., P.C. RECEIVED  
58 EDGEWOOD DRIVE JOB NO.  
CENTRAL VALLEY, N.Y. 10917 DEC 11 20016

I HEREBY CERTIFY THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED BY MYSELF ON MAY 15, 2000.

*Donald R. Stedje*  
DONALD R. STEDGE, L.S., N.Y.S. LIC. NO. 1975

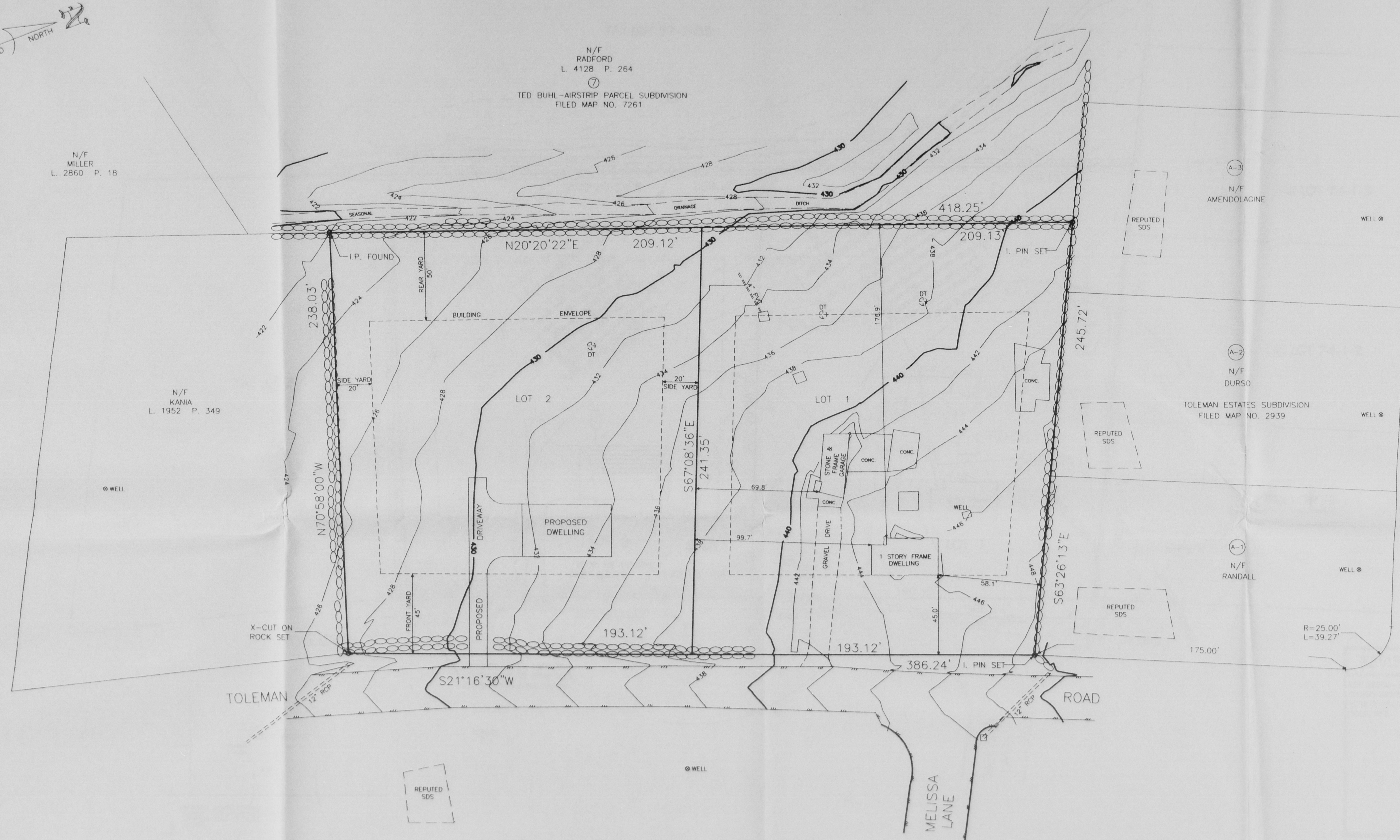


N/F  
MILLER  
L. 2860 P. 18

N/F  
KANIA  
L. 1952 P. 349

N/F  
RADFORD  
L. 4128 P. 264

TED BUHL-AIRSTRIIP PARCEL SUBDIVISION  
FILED MAP NO. 7261



#### BULK REQUIREMENTS

ZONE: R-1

ITEM	REQUIRED	LOT 1	LOT 2
LOT AREA	43,560 S.F.	48,839 S.F.	48,177 S.F.
LOT WIDTH	125 FT.	196 FT.	196 FT.
FRONT YARD	45 FT.	45 FT.	> 45 FT.
SIDE YARD	20 FT.	58.1 FT.	> 20 FT.
BOTH SIDE YARDS	40 FT.	157.8 FT.	> 40 FT.
REAR YARD	50 FT.	176.9 FT.	> 50 FT.
ROAD FRONTAGE	70 FT.	193.12 FT.	193.12 FT.
MAX. HEIGHT	35 FT.	15 FT.	< 35 FT.
DEV. COV.	10%	8%	< 10%
MIN. LIV. FLOOR AREA	1,200 S.F.	750 S.F. PRE-EXISTING	> 1,200 S.F.

PRIOR TO THE SALE, LEASE, PURCHASE, OR EXCHANGE OF PROPERTY ON THIS SITE WHICH IS WHOLLY OR PARTIALLY WITHIN OR IMMEDIATELY ADJACENT TO OR WITHIN 500 FEET OF A FARM OPERATION, THE PURCHASER OR LEASOR SHALL BE NOTIFIED OF SUCH FARM OPERATION WITH A COPY OF THE FOLLOWING NOTIFICATION.

IT IS THE POLICY OF THIS STATE AND THIS COMMUNITY TO CONSERVE, PROTECT AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD, AND OTHER PRODUCTS, AND ALSO FOR ITS NATURAL AND ECOLOGICAL VALUE. THIS NOTICE IS TO INFORM PROSPECTIVE RESIDENTS THAT THE PROPERTY THEY ARE ABOUT TO ACQUIRE LIES PARTIALLY OR WHOLLY WITHIN AN AGRICULTURAL DISTRICT OR WITHIN 500 FEET OF SUCH A DISTRICT AND THAT FARMING ACTIVITIES OCCUR WITHIN THE DISTRICT. SUCH FARMING ACTIVITIES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES THAT CAUSE NOISE, DUST AND ODORS.

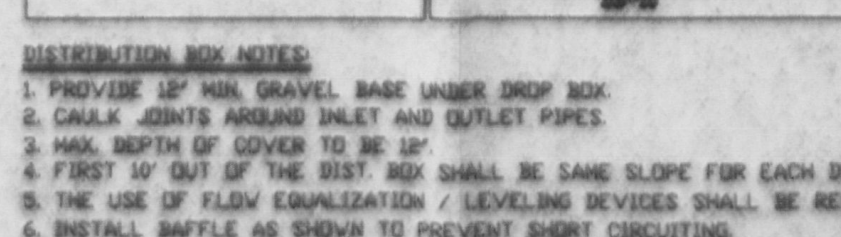
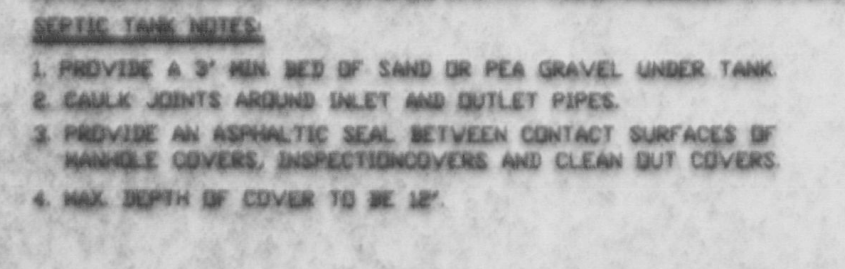
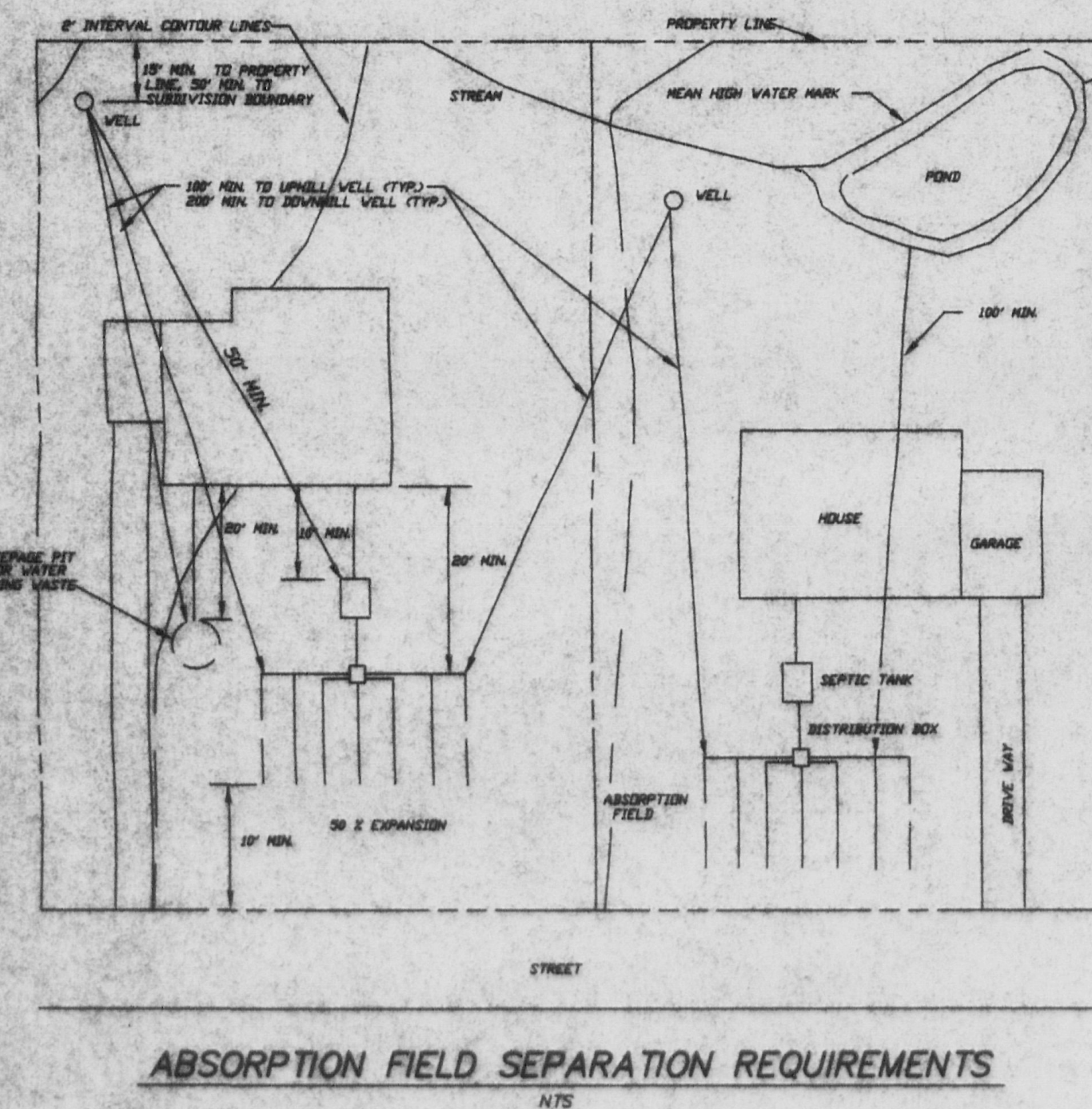
REFERENCES:  
-DEEDS AND MAPS AS NOTED

00-131









CAP TER PLUG

FINISHED GRADE

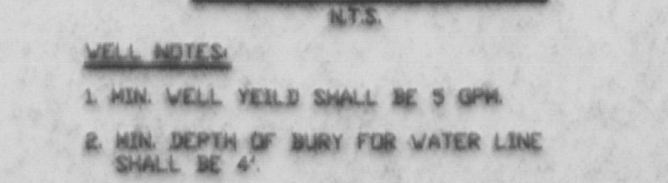
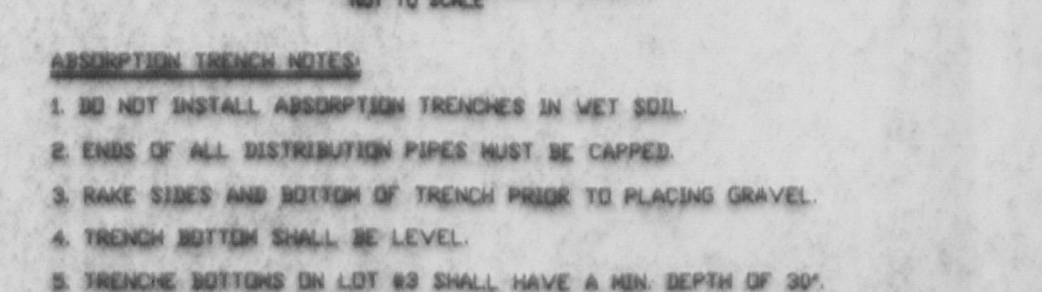
CLEAN OUT RISER

45° ELBOW

45° WYE

FLOW

CLEANOUT DETAIL



## **EROSION CONTROL NOTES:**

1. TEMPORARY SEDIMENTATION DRAINAGE RUN-AROUNDS SHALL BE PROVIDED AT ALL EXISTING EROSION PRONE AREAS AND ANY SILL PLACING MATERIALS TO BE USED IN THE CONSTRUCTION OF SUCH STRUCTURES MAY ONLY BE OF TYPE APPROVED BY THE DISTRICT ENGINEER. THERE SHALL BE NO OTHER TYPES OF EROSION CONTROL MEASURES OR OTHER TYPES OF EROSION CONTROL MATERIALS SUCH AS LOGS OR SILL PILLS TO BE INSTALLED INTO THE EROSION PRONE AREAS WHICH SHALL NOT BE PERMITTED TO FAIL IN ANY MANNER. ERODED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS MUST BE PROTECTED WITH ONE OR TWO ROWS OF HAY OR LOGS PLACED AT AN ANGLE OF 90° TO STREAM OR RAVINE. LOGS SHOULD BE SPACED UPON SLOPE SUCH THAT THEY CAN BE RAPIDLY AS FRRACTICABLE BY THE INSTALLATION OF THE SLOPE COVER.
3. SILT THAT LEAVES THE SITE IN SITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SITUATION SHALL BE REMOVED AND THE SITE RETURNED TO ITS ORIGINAL CONDITION OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.

## **SEPTIC NOTES:**

1. THE CONSTRUCTION OF THE WATER SUPPLY AND SEWERAGE FACILITIES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS OF THE DISTRICT ENGINEER AND THE DISTRICT HEALTH OFFICER AND THE CONSERVATION OF THE LAND ACT BASED UPON ACTUAL SOILS AND CONDITIONS OF THE LOT AND UPON THE LOT AT THE DESIGN LOCATION AT THE TIME OF DESIGN.
2. THE DESIGN AND LOCATION OF SANITARY FACILITIES (WATER AND SEPTIC SYSTEM) SHALL NOT BE CHANGED.
3. THERE SHALL BE NO REGRADING IN THE AREA OF THE ABSORPTION FIELDS.
4. 4-BEDROOM DWELLINGS SHALL HAVE A 1,250 GALLON SEPTIC TANK.  
4-BEDROOM DWELLINGS SHALL HAVE A 1,000 GALLON SEPTIC TANK.
5. SURFACE WATER SHALL BE DIVERTED FROM THE SEPTIC FIELD AREA.
6. NO CELLAR, FOOTING OR ROOF DRAINS SHALL BE DISCHARGED INTO OR OVER THE SEPTIC SYSTEM.
7. 4" CAST IRON OR 4" SCHEDULE 40 PVC SHALL BE USED FROM HOUSE TO DISTRIBUTION BOX.
8. ALL SERVICE LINES SHALL BE INSTALLED WITH THE FOLLOWING MINIMUM TO DISTRIBUTION BOX AND TO SEPTIC TANK LEACHING TRENCH:  
4" SEWER  
4" VENT
9. CARE SHALL BE TAKEN NOT TO DRIVE VEHICLES OR CONTRUCTION EQUIPMENT OVER ANY PORTION OF THE DISPOSAL SYSTEM.
10. MINIMUM WELL SEPARATION FROM LEACH FIELD: 100' FROM WELLS AT GRADE OR UP SLOPE AND 200' FROM WELLS DOWN SLOPE.
11. CONTRACTOR SHALL INSURE INSTALLATION AS PER SPECIFICATIONS.
12. THE ENGINEER SHALL CERTIFY TO THE CONSTRUCTION OF THE PROPOSED SANITARY DISPOSAL SYSTEM, WELL LOCATIONS AND THAT ALL JOBS HAVE BEEN SEALED AND VERIFIED FOR WATERS. IN ADDITION TO THE ABOVE, THE ENGINEER SHALL BE IN ACCORDANCE WITH APPLICABLE Z.L.A. AND THE MANUFACTURERS RECOMMENDATIONS. THE ENGINEER SHALL SUBMIT AS-BUILT PLANS TO THE LOCAL DISTRICT OFFICE PRIOR TO AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY.
13. ONLY NEW STANDARD FLUMMING FIXTURES SHALL BE USED: 1.6 GPF MAX. TOILET; AND 3.0 GPM MAX. FAUCET/SHOWER HEAD.
14. THIS SYSTEM WAS NOT DESIGNED TO ACCOMMODATE GARBBAGE GRINDERS OR DISPOSERS. IF SUCH ARE USED, THE USER IS RESPONSIBLE TO ACCOUNT FOR THESE AND REAPPROVED BY THE DESIGN ENGINEER.
15. THE PROPOSED WELL LOCATION AS SHOWN IS TO INDICATE THAT A 100 FOOT MINIMUM SEPERATION DISTANCE FROM THE SEPTIC TANK TO THE CENTER OF PUMPING FORCES ALL SYSTEMS AND WELLS. IT IS NOT INTENDED TO BE AN INDICATION OF OPTIMUM WATER SUPPLY.
16. NO OTHER ADJACENT WATER SYSTEMS OR SANITARY DISPOSAL FIELDS EXIST WITHIN THE MINIMUM SEPERATION DISTANCES.
17. NO SWIMMING POOLS, DRIVEWAYS OR STRUCTURES THAT MAY COMPACT THE SOIL SHALL BE LOCATED OVER ANY PORTION OF THE ABSORPTION FIELDS.
18. THERE MUST BE AN UNINTERRUPTED POSITIVE SLOPE FROM THE SEPTIC TANK TO THE SEPTIC CASING, ALLOWING SEPTIC CASING TO DISCHARGE THROUGH THE STACK VEIN.
19. THE PURPOSE OF THE SEPTIC CASING IS TO REMOVE AIR WITH A MINIMUM OF FORCE AND TO PROVIDE A PATH FOR THE SEPTIC CASING TO BE REMOVED.

REVISIONS

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

FEB 20 2001

By: \_\_\_\_\_  
James Petro, Jr., Chairman

By: *[Signature]*  
James Freshney, Secretary

TOWN OF NEW WINDSOR  
APPROVAL

DETAIL SHEET  
 FOR  
**BARBARA A. McPARTLAND**  
 LOCATED IN  
 TOWN OF NEW WINDSOR  
 ORANGE COUNTY, NEW YORK  
 GRAPHIC SCALE

50 0 50 100 150 200  
 ( IN FEET )  
 1 inch = 50 ft.

**BRADY**  
**ENGINEERING**  
CONSULTING ENGINEER  
POST OFFICE BOX 462, WALDEN, N.Y. 12586  
TEL./FAX (914) 776-0006